



**General  
Services  
Administration  
Caribbean Property  
Management Center**

**Jose V. Toledo U.S. Post Office  
& U.S. Courthouse  
PR0003ZZ**

**300 Recinto Sur Street, San Juan, Puerto Rico**

**Post-Earthquake Assessment**  
January 28, 2020

**General Services Administration**  
Caribbean Property Management Center  
150 Carlos Chardon Street, Room 359  
Hato Rey, PR 00918

Attention: Karin Reed, Project Manager  
Ms. Olga Rodriguez, Contracting Officer

**Submitted By:**



**RMA ARCHITECTS, P.S.C.**  
P.O. BOX 10992 CAPARRA HEIGHTS STATION  
SAN JUAN, PUERTO RICO 00922-0992  
T. 787-749-1960, T. 787-749-1965

# Post-Earthquake Facility Assessment for GSA Facilities in Puerto Rico

Project Name: **Puerto Rico Post-Earthquake Federal Facility Assessment**

Project Number: TBD

Region: Northeast and Caribbean (02) - Design & Construction Division

Building Name: Multiple Buildings

Building Addresses: 300 Recinto Sur Street, San Juan;  
150 Chardon Ave., Hato Rey; 651 Federal Drive,  
Guaynabo

Building Numbers: PR0003ZZ, PR0017ZZ, PR0023ZZ, PR0024ZZ and PR00521FP

Name	Year Built	Stories	GSF	Construction
Toledo	1914 & 1940	4+ Basement 7+ Basement	128,715	(b)(5)
Degetau	1974	7+ Basement	441,750	
Ruiz Nazario	1974	2		
Child Care	2000 & 2004	1	±19,180 (footprint)	
Parking Garage	2009 *	4	170,532	
GSA Center	1941	1	85,639	

Following the seismic events of January 7, 2020, the U.S. General Services Agency (GSA) requested Architectural and Engineering (A/E) services to provide Post Earthquake Assessment of GSA Federal Buildings in Puerto Rico. Multiple teams of qualified structural engineers were organized to expedite the work during January 13 through January 15, 2020. GSA- SME Subject Matter Expert, Eng. William Earl accompanied the teams in the performance of the series of assessments. Available documents were provided by GSA prior to the visit for review and are detailed in the report.

The AE is to provide qualified inspection teams to perform the Detailed Evaluation Method for the multiple buildings listed herein in accordance with the current edition of Applied Technology Council ATC-20: "Procedures for Post-earthquake Safety Evaluation of Buildings".  
<https://www.atcouncil.org/atc-20>

1. Completed standardized forms included in ATC-20 for each building;
2. An executive summary of the observations and safety assessment for each building.

## Methodology

Multiple teams of qualified structural engineers were organized to expedite the work during January 13 through January 15, 2020. Teams are detailed and date of site visits listed in the Schedule of work in the table below.

DATE	TIME	ID	Name	Year Built	Stories	GSF	Professional -1	Professional-2	Professional-3	RMA POC-CEL	GSA BLDG MANAGER
Monday 1/13/2020	8-8:30		Kick off meeting								
	8:30	PR0003ZZ	Jose V. Toledo U.S. Post Office and U.S. Courthouse	1914 1940	4 - basement 7 - basement	129,715.00	Eng. William Earl GSA SME 817-826-6237	X Eng. Arturo Beale-POC RMA Structural Team Leader	X		(b) (6) JOSE RAMOS 787-407-9852
	8:30	PR0023ZZ	Child Care Center	2000 2004	Original Annex	±19,188.00 (notprint)		Eng. Luis Diaz	Myrene Guillan-POC	X	FRANCISCO MARTINEZ 787-403-9485
	1:00	PR0024ZZ	Parking Garage	2009	4	170,532.00		Eng. Luis Diaz	Myrene Guillan-POC	X	FRANCISCO MARTINEZ 787-403-9485
	5:00		Wrap up call								
Tuesday 1/14/2020	8:00	PR0017ZZ	Roliz Nazario	1974	2	441,750.00	Eng. William Earl	X Eng. Arturo Beale-POC	X Eng. Manuel Vidal		FRANCISCO MARTINEZ 787-403-9485
		PR0017ZZ	Federico Degetau	1974	7 - basement		Eng. William Earl	X Eng. Arturo Beale-POC	X Eng. Manuel Vidal		FRANCISCO MARTINEZ 787-403-9485
	5:00		Wrap up call								
Wednesday 1/15/2020	10:00	PR0052'FP	GSA Center	1941	1	85,639.00	Eng. William Earl	Eng. Morice Santos	X Cristina Altagas-POC	X	WILLIAM PAGAN 917-716-5211
	12:00		Wrap up call								
CALL IN NUMBER: (b) (6)							PASSCODE: (b) (6)				



## **GSA Documents**

GSA provided available documentation of each building and all known conditions of the facilities. Building Managers provided the support to the team in providing logistics of access to the team additional printed drawings and their knowledge of the building conditions. Information received is as follows:

### **2008 Toledo Seismic report**

By kpff, Inc

### **GSA series of photos documenting existing conditions Sept 27,2019**

## **Building Background Information**

Jose V. Toledo is Registered in the National Register of Historic Places since 1988. NPS Listing #87000694 designed by Architect Oscar Wenderoth (1871-1938). The Architectural style is Beaux Arts/Spanish revival Style Courthouse Built in 1914 consisting of four stories and a basement and an Art Deco High rise addition completed in 1940 consisting of 7 stories and a basement. The 1914 structure is (b)(5)

The total square footage is 128,775 square feet.

In 1996 the building was totally reformed by the firm located in Massachusetts, FA+A Architects. As per 2008 a seismic hazard evaluation performed by kpff, Inc, in 1996 Metcalf & Eddy Structural Engineers using FEMA 178 standards seismically retrofitted the structure base on UBC 1994. The report of 2008 provides a list of deficiencies and recommendations which as per GSA has not been implemented. (see appendix)

## **Findings**

The seismic evaluation performed has been of an ocular nature with the sole purpose of detecting visible damages with the structure experienced as a result of the earthquake of January 7, 2020 and the corresponding aftershocks to the date inspected. It does not address compliance with the current building codes in effect for Puerto Rico (IBC 2018) nor damages caused by other lateral loads causing events, soil conditions or any other events.

No structural damage related to recent seismic events were found at the subject facility. For additional observations, see the attached documentation.

# ATC-20 Detailed Evaluation Safety Assessment Form

## Inspection

Inspector ID: ARTURO BENITE, P.E.

(b) (6)

Affiliation: GSA CONSULTANT

Inspection date and time: JANUARY 13, 2020

☒ AM ☒ PM

Final Posting  
from page 2

☒ Inspected

☐ Restricted Use

☐ Unsafe

## Building Description

Building name: TOLEDO FEDERAL BLDG

Address: CALLE RESINO SUR

OLD SAN JUAN

Building contact/phone: (b) (6)

Number of stories above ground: 7 below ground: 1

Approx. "Footprint area" (square feet): 128,715 SF

Number of residential units: NA

Number of residential units not habitable: NA

## Type of Construction

(b) (5)

## Primary Occupancy

☐ Dwelling

☐ Other residential

☐ Public assembly

☐ Emergency services

☐ Commercial

☐ Offices

☐ Industrial

☐ Other: \_\_\_\_\_

☒ Government

☒ Historic

☐ School

## Evaluation

Investigate the building for the conditions below and check the appropriate column. There is room on the second page for a sketch.

	Minor/None	Moderate	Severe	Comments
<b>Overall hazards:</b>				
Collapse or partial collapse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or story leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Structural hazards:</b>				
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical loads)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls, vertical bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Precast connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Nonstructural hazards:</b>				
Parapets, ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cladding, glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs, exits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Geotechnical hazards:</b>				
Slope failure, debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

General Comments: \_\_\_\_\_

Continue on page 2



Building name: TOLEDO FED. BLDG.Inspector ID: ARIVU BEALE, P.E. (b) (6)**Sketch (optional)**

Provide a sketch of the building or damaged portions. Indicate damage points.

**Estimated Building Damage**

If requested by the jurisdiction, estimate building damage (repair cost ÷ replacement cost, excluding contents).

- ☒ None  
☐ 0-1%  
☐ 1-10%  
☐ 10-30%  
☐ 30-60%  
☐ 60-100%  
☐ 100%

(b) (5)

**Posting**

If there is an existing posting from a previous evaluation, check the appropriate box.

Previous posting: ☒ INSPECTED ☐ RESTRICTED USE ☐ UNSAFE Inspector ID: ARIVU BEALE (b) (6) Date: 1/13/20

If necessary, revise the posting based on the new evaluation and team judgment. *Severe* conditions endangering the overall building are grounds for an Unsafe posting. Local *Severe* and overall *Moderate* conditions may allow a Restricted Use posting. Indicate the current posting below and at the top of page one.

☒ INSPECTED (Green placard) ☐ RESTRICTED USE (Yellow placard) ☐ UNSAFE (Red placard)

Record any use and entry restrictions exactly as written on placard: \_\_\_\_\_

**Further Actions** Check the boxes below only if further actions are needed.☐ Barricades needed in the following areas: \_\_\_\_\_☐ Engineering Evaluation recommended: ☐ Structural ☐ Geotechnical ☐ Other: \_\_\_\_\_☐ Other recommendations: \_\_\_\_\_

Comments: \_\_\_\_\_

Arturo Beale, P.E.  
Structural Engineer

(b) (6)

January 17, 2020

Jeannette Rullan, AIA

(b) (6)

Ref: Jose V. Toledo Federal Courthouse  
Old San Juan, Puerto Rico  
Earthquake assessment visit of Monday January 13<sup>th</sup>, 2020

Dear Arch. Rullan:

This is to record our site visit to the Toledo Building referenced above.

Present during the walk-through:

William R. Earl, P.E., S.E. – GSA engineering branch Chief  
Jose Ramos – GSA Building Administrator  
A. Koett – GSA Building supervisor  
Arturo Figueroa – GSA Senior Engineer  
Arturo Beale, P.E – RMA Structural Consultant  
Pablo Beale, BBA – Technical Consultant

We were present at the site all day from 8:00 A.M to past 3:30 P.M and walked through the facilities both inside and out. This included the basement, attic, elevators, stairs and representative floor areas.

The Toledo building consists of an older structure built in 1914 with three (3) levels above the basement area. It is of (b)(5)

No structural damage was observed in the structure. Outside the building, a concrete stairway on the east side did show slight settlement from previous activity and cracks on its south most wall cladding.

On the south side of the older building is the newer 1940 vintage seven story tower above the basement level. (b)(5)

Again, no structural damage was observed.

Both buildings are in excellent serviceable conditions and show no damage from the earthquake of the morning of January 7<sup>th</sup>, 2020 which occurred some 50 miles off the south east coast of Puerto Rico area registered 6.4 on the Richter scale.

(b) (6)

Arturo Beale, P.E.

(b) (6)